



Eric A Wood  
46 Old Brooklyn Court  
Richmond, VT 05477  
September 7th, 2020

Dear Members of the Richmond Development Review Board,

This application is for approval of an addition to the primary structure, a single family home, located at 46 Old Brooklyn Court. This property is located in the A/R and FHOD districts and has undergone a substantial improvement under permit 15-0069. This structure as well as the structure at 44 Old Brooklyn Court are both nonconforming because of their proximity and inability to meet current setback requirements. The current addition consists of a 321sf covered porch and a 143sf mudroom room. It is important to note that the mudroom and porch have been completed and this application seeks to bring the permits up to date with the structure.

In 2015 the single family residence at 46 Old Brooklyn Court was approved for a 264sf addition which would be a 'substantial improvement' to the property. In order to satisfy the requirements of a substantial improvement project the property was brought into compliance with the current post FIRM construction requirements. The improvements included lifting the house approximately 32" and obtaining a first floor elevation (FFE) greater than 1' above the base flood elevation (BFE), moving all electrical and mechanical equipment to the lowest floor above the BFE (moving to first floor from basement), installing flood vents in the walkout basement, insulating the basement with closed cell spray-foam and anchoring propane tanks to prevent floating during a 100 year flood. All these measures have been completed and are documented in attachments.

In this application we seek to approve a 321sf wrap around porch which wraps around two sides of the residence. This porch is constructed at the FFE above the BFE by >1'. The footings are poured in place concrete 'big foot' footings. The porch is partially within the setback, does not increase the level of nonconformity as it stops ~2' before the side of the structure closest to 44 Old Brooklyn Court. The neighbor at 44 Old Brooklyn Court has submitted a letter stating that it does not impact his property and that he fully supports the porch as constructed.

The mudroom is a 11'x13' and constructed at the same level as the existing structures first floor maintain the FFE >2' above the BFE. The mudroom replaces/adds to a 6x6 entryway and is constructed 20.9' from the property line at 44 Old Brooklyn Court, out of the 20' Setback. The goal of the mudroom was to replace the space taken up on the first floor when utilities were moved from the basement to a 8'x10' utility room.

The total cost of construction over the past 5 years, an important metric to track for FEMA, is \$70,000 based on the total expenditures. Because a significant portion of the construction was

completed by the homeowners this figure may underestimate the total cost. The town assessment may present a more complete picture with the appraised value going from \$210,000 pre construction to 305000 Post construction representing a total increase of 45. Because the property is fully compliant with the post FIRM construction requirements there is no percentage that must be met to be in compliance, as such we are open to discussion with the DRB of the correct value to apply to total construction for FEMA tracking purposes.

All Construction was completed in compliance with the current VT energy standards and with the goal of creating a structure that would add to the character of the community. We fully recognize that we committed an error in completing the construction without proper approvals and can only say that we were young and somewhat overwhelmed. It was never our intention to try and hide the construction or carry out construction in a way as to adversely impact occupants and neighbors. We believe the quality of the construction speaks to how seriously we take project and quality of the neighborhood.

Thank you for your consideration  
Sincerely,

Eric A Wood & Elysse Parente